

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

October 2, 2003

A meeting of the Manistee City Planning Commission was held on Thursday, October 2, 2003 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Greg Ferguson, Ray Fortier, David Kelley, Phil Picardat, Tony Slawinski and Roger Yoder

MEMBERS ABSENT: Bob Davis, Joyce Jeruzal and John Serocki

OTHERS: Duane Nugent (S.S. City of Milwaukee), Michael Wood (representing Stephanie Wood - 53 Arthur Street), Dennis Dunlap (Bayview Condominiums), Linda Spencer (Guest Service Manager, Moonlite Motel), Megan Kempf (Tondur Corporation), Jim Tondur (Tondur Corporation), Jeff Mikula (Abonmarche), Bob Hornkohl (City Council), Richard Mack (Mayor), Alan Marshall (City Council), Mitch Deisch (City Manager), Jon Rose (Community Development), Denise Blakeslee (Administrative Assistant, Community Development Department) and others

Meeting was open at 7:00 p.m. by Chairman Yoder.

PUBLIC HEARING:

S.S. City of Milwaukee, 111 Arthur Street - Special Use Permit

The S.S. City of Milwaukee is requesting a Special Use Permit to modify marina for mooring S.S. City of Milwaukee, National Historic Landmark car ferry museum exhibit.

Duane Nugent, S.S. City of Milwaukee gave background information on the project. The S. S. City of Milwaukee car ferry is in the process of being painted. At this time the boat is half done, once completed and the mooring is established the boat will be permanently moved. This is a historic vessel and tourist attraction. They have applied for a DEQ/Corp permit for the dredging. The public comment for the permit is over and only positive responses were received. A marketing study has been done to project the number of visitors to the vessel and it was established that between 30,000 and 40,000 people a year will visit the boat when moved to the US 31 site.

Ray Fortier expressed concerns about the curb cut on US 31 to the site. Mr. Nugent said that they want to work with the committee on a safer means to enter/exit the site.

Roger Yoder wanted to address some concerns from letters addressed to the Planning Commission. The concerns were read and Mr. Nugent responded as follows:

What would the Hours of Operation be?

Tours from 11:00 a.m. to 5:00 p.m. Bed & Breakfast hours would be overnight with check out at 10:30 a.m.

Would there be Amusement Activities?

There would be weddings, business after hours for the chamber and other similar functions.

Can you visit the site by boat from Manistee Lake?

There will be transient boat slips for that purpose and an RV trailer park on site.

Have you looked at other locations for the boat?

When they first came to town they looked at a site next to the First Street Boat Launch. They also looked at the CSX property and Consumers property. None of these locations worked. The current location is too hard to find and out of the way for people to find.

What impacts will this move have on waterfowl/fishing?

The DEQ permit looks at these items as part of their permit process.

What impact will the boat have to adjoining properties by sticking so far out into Manistee Lake?

There is lots of room on the lake and approximately 900 feet of room from where the boat sticks into Manistee Lake.

Michael Wood representing Stephanie Wood, 53 Arthur Street. Mr. Wood wanted the Planning Commission to consider the following concerns:

1. How do you know that the boat will be a success in Manistee vs Frankfort?
2. How do you know that they will complete the project in a timely manner? What will happen if the project is not a success?
3. Where are they going to park cars and how will everyone get in and out with the estimated number of visitors per year? Mr. Woods feels that the parking is a serious concern.

Jon Rose read the parking plans from the application which includes parking for 153 cars, 85 in paved and 68 spaces in an overflow grass lot. They did not want to asphalt the entire parking area so that there would be green space for aesthetic purposes.

Mr. Wood had asked about a plan in the event the project did not succeed. Mr. Nugent said that several areas on the West shore of Lake Michigan wanted the boat moved to their areas. The Society has a 40 year loan from the USDA and want to stay in Manistee.

Jon Rose said that the Special Use is only required due to the alterations to the shoreline. That the uses are permitted under the ordinance. Mr. Nugent said the reason for dredging out the shoreline is to

satisfy requirements from the Fire Chief and Building Inspector. This allows a place for the fire truck in the event of an emergency and a second means of egress from the boat.

Dennis Dunlap (Bayview Condominiums). Mr. Dunlap wanted the Planning Commission to consider if this is the best use for the property and did not want them to feel pressured because they already purchased the property. Mr. Dunlap spoke of the few properties on Manistee Lake available and they were the first Residential Project on Manistee Lake. This property looks across to a beautiful marsh area and did not want to waste the view on the boat. Mr. Dunlap did not feel that there was adequate parking for the project, they needed a better inventory of the parking. Mr. Dunlap said that he did not receive notification from the DEQ on the proposed permit and expressed concerns about the boat sticking out into Manistee Lake. He would rather they moved the boat further inland.

Linda Spencer, Guest Service Manager of the Moonlite Motel lives at the motel and did not feel that the boat would ruin the view of the residents of Bayview Condominium. They will have a lovely view of the marsh and a historic landmark. They both have a common goal and should work together.

Mr. Nugent said that moving the boat further inland would be difficult because of the car deck and handicap access to the boat.

Roger Yoder read letters from Stephanie Woods - 53 Arthur Street, Ron & Diane Woods - 37 Arthur Street, and Jan Burger - 41 Arthur Street (attached).

Jon Rose said that he wanted to clarify that the City was not subsidizing this project.

Michael Wood said that tax payers were too subsidizing the project thru the Federal Loan.

Mitch Deisch clarified that there were no funds from the City General Fund that were being used for this project.

There being no further discussion the Public Hearing closed at 7:35 p.m.

CITIZEN QUESTIONS AND CONCERNS:

None

APPROVAL OF MINUTES:

Planning Commission Meeting Minutes, September 4, 2003

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the September 4, 2003 Meeting of the Planning Commission Meeting be approved. Motion approved unanimously.

NEW BUSINESS:

A Public Hearing was held earlier in response to a request from the S.S. City of Milwaukee, 111 Arthur Street for a Special Use Permit. The Special Use Permit is to modify the marina for mooring the S.S. City of Milwaukee National Historic Landmark car ferry museum exhibit.

Ray Fortier said that there was a previous dock constructed at that site to moor a car ferry.

Dave Kelley questioned the access from US 31 to the site. Jon Rose said that the US 31 Corridor Study committee is addressing access in that area. They would like to see a reduction in the three curb cuts in that general area (1 for the site, 2 for the former Little Caesars Restaurant) by joining/sharing access. The hill on the north end of the property makes access from that area impossible.

Tony Slawinski said that the Condos in the area block more of the view than the proposed boat and concerns about loss of view should not carry a lot of weight.

Greg Ferguson spoke about the Master Plan and View Corridors and wanted to see Engineer Drawings of the proposed site showing different alternatives. Jon Rose said that engineered drawings are not required under the ordinance. Mr. Ferguson asked about the number of charter boats that moor at the facility. Mr. Nugent said that approximately 3-4 charter boats are at their facility. Mr. Ferguson asked about the fish cleaning station. Mr. Nugent said that they intend to relocate it. Mr. Ferguson did not feel that everything was addressed and would like time for further review.

MOTION by Ray Fortier, seconded by Tony Slawinski that the request from the S.S. City of Milwaukee, 111 Arthur Street for a Special Use Permit to modify the marina for mooring the National Landmark Car Ferry Museum exhibit be approved. Voting as follows:

yes	-	Ray Fortier, David Kelley, Phil Picardat, Tony Slawinski and Roger Yoder
No	-	Greg Ferguson

Motion passed.

Manistee Saltworks Development Corporation/Project Development Information/Proposed Power Plant

Megan Kempf and Jim Tondu, Tondu Corporation presented information on a proposed power plant at 1501 Main Street. This was an opportunity for the members of the Planning Commission to have preliminary review of a site plan for a Special Use Permit application for a power plant.

This Power Plant [4911] is a special use in the I-2 Industrial Zoning District because there is activity outside enclosed buildings (coal pile), discharge of treated waste water into Manistee Lake, and proposed alteration to the shoreline(shipping dock).

The presentation included existing site photos, present use of the property, proposed use of property, agreement to purchase property, coal storage system, water system, water treatment, ash recycling & disposal.

A public hearing for the air permit application will be held at the Manistee High School on Thursday, October 9, 2003. Members of the Planning Commission were encouraged to attend.

Ray Fortier asked about the noise from the Plant. Mr. Tondu said that they will meet State and City Noise requirements.

Roger Yoder asked how many boats will be coming in. Mr. Tondu said there would be approximately 13 boats per month. Mr. Yoder asked if the boats could be scheduled to come during off hours in the evening. Mr. Tondu said that they would consider that.

Jon Rose spoke to the Planning Commission about holding weekly worksessions until the Public Hearing in November. The Planning Commission scheduled the following worksessions at 7:00 p.m. in the Council Chambers:

Wednesday, October 8, 2003
Thursday, October 16, 2003
Thursday, October 23, 2003
Thursday, October 30, 2003

These worksessions will be posted in the lobby and will meet the requirements of the Open Meetings Act.

UNFINISHED BUSINESS:

None

OTHER COMMUNICATIONS:

Elaine Bush, MSU Extension has scheduled a training session on Ethics/Conflicts of Interest for Wednesday, November 19, 2003 at Manistee Township Hall. Planning Commission members are encouraged to attend.

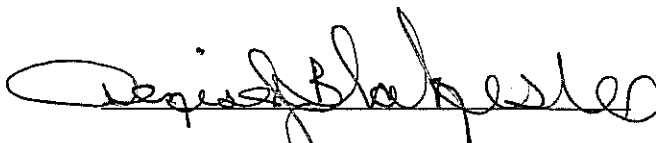
The firm of Williams & Works has been recommended for the Zoning Ordinance Re-write. Jay Kilpatrick will be the lead planner for the project and has scheduled the November 20th worksession as the kick off for the plan. Jon Rose said that in the event that the Planning Commission is still working on the Tondu request at that time the kick off will be postponed.

Bob Hornkohl and Mitch Deisch spoke of the visit they did to the Erickson Power Plan near Lansing. They recommended the planning commission do a site visit.

ADJOURNMENT:

MOTION by Tony Slawinski, seconded by David Kelley that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 8:30 p.m.

MANISTEE PLANNING COMMISSION



Denise J. Blakeslee, Recording Secretary